

# City of Reading Zoning Hearing Board Meeting

PENN ROOM, First Floor, City Hall, 815 Washington Street

## AGENDA

Regular Meeting

Wednesday, November 14, 2007

5:30 PM

Decisions rendered on 12-12-07

### **Decisions on appeal heard 11-14-07**

**1. 101 Spring St. (Appeal No. 2007-71)**

***Approved***

Hear the appeal of Mildred Torres-Ramirez for Daycare Center requires Special Exception under §27-804 Use not permitted by right and §27-1202.4-C.2; does not meet the required parking. Proposed: 2 employees to manage 7-16 children with hours of operation from 6 AM to 6 PM. Property is commercial with apartments located above.

**2. 147 South 2<sup>nd</sup> St. (Appeal No. 2007-72)**

***Approved***

Hear the appeal of Tripoint Properties Inc. for Dimensional Use Variance associated with demolition of existing manufacturing buildings (vacant) to accommodate building manufacturing/retail/residential buildings. The applicant seeks relief from §27-811 for : maximum building coverage, maximum lot coverage; exceeding building height; front/rear/side/combined yard setbacks; nonconforming use by proposing residential construction in manufacturing zone; and off street parking requirements.

**3. 1415 Montgomery St. (Appeal No. 2007-73)**

***Approved***

Hear the appeal of Reading-Berks Habitat for Humanity for variance under §27-1603.V.2 for parking requirements associated with new construction of 2 semi-detached residential units.

**4. 1449 Monroe St. (Appeal No. 2007-74)**

***Approved***

Hear the appeal of Reading-Berks Habitat for Humanity for variance under §27-1603.V.2 for parking requirements associated with new construction of 4 single family residential units and §27-1602.2 no parking in required yard setback.

**5. 1131 and 1135 Luzerne Street (Appeal No. 2007-75)**

***Approved***

Hear the appeal of Reading-Berks Habitat for Humanity for variance under §27-1603.V.2 for parking requirements associated with new construction of 2 semi-detached family residential units and §27-1602.2 no parking in required yard setback.

**6. 921 Rose St. (Appeal No. 2007-76)**

**(Continued til January 9<sup>th</sup> ZHB)**

Hear the appeal of Pedro and Katiana Figuero for Daycare requires Special Exception under §27-804 Use not permitted by right and §27-1202.4-C.2 does not meet the required parking. Propose to manage 6 children with hours of operation from 11 AM to 6 PM.

**7. 132 N. 10<sup>th</sup> St. 1<sup>st</sup> floor (Appeal No. 2007-77)**

***Approved***

Hear the appeal of Carlos Borrero for Variance under §27-804 Use not permitted by right; §27-607.6.B Non conforming use abandoned; §27-1603.Y Off Street parking requirements are not met. Applicant proposes nail salon with one employee with hours of operation from 9 AM to 7 PM.

**8. 2377 High St. (Appeal No. 2007-78)**

*Approved*

Hear the appeal of Keepsake Homes, Keith Adams for Variance under §27-802 Setbacks for one-family detached dwelling in R-1 zone: meets minimum lot size but does not comply with front/side/rear yard setbacks and exceeds maximum building coverage.